



450GG Infrastructure Construction proposal Discussion Items

Wesley Lau - 9PQ2CP <wesley.lau@gsa.gov>

Thu, Jul 7, 2016 at 2:24 PM

To: James Gardner <james.gardner@southwestcpm.com>, Gary Kaplowitz - 9P2PCN <gary.kaplowitz@gsa.gov>, Rob Muir <rmuir@ocmi.com>

James,

Please find the discussion items attached. If possible I would like to schedule a conference call to discuss:

- 1) the items on the attached documents
- 2) a due date for a revised price proposal based off our discussion
- 3) additional abatement scope to be issued after 7/12/2016
- 4) any questions you may have for the project team

I would like to schedule the call for either July 13th or July 14th. Please let me know which day and time works best for you.

thanks

Wesley Lau

Contracting Officer

Aquisition Management Division

U.S. General Services Administration

Office (415) 522-3015

Cell (b) (6)

2 attachments



Southwest discussion items.docx

17K



Fire_Watches GSA Guidelines_9-07.doc

46K

Discussion Items for Southwest
Solicitation # GS-09P-16-KT-C-7006
July 6, 2016

1. For Base Bid Item #5 - Please provide a price breakout for 1)"Clean, prepare and paint (4) corrugated screen wall panels on roof" and, 2) "Salt corrosion repair...and (4) fan replacements" as defined in the CD's, (Note: LBP scope is to be broken out separately per item #4 above.)
2. For Base Bid Item #5 - Please confirm that necessary jacking (interim support) of heavy condenser water piping is included in your bid for the whole pipe support replacement and major beam replacement repair scope shown on sheets A604 & A605.
3. Please provide a list of all off hour (evening & weekend) work tasks requiring premium labor due to noise, vibration or tenant disruption, organized by Base Bid and Option scope headings.
4. Please provide the total man days for each Base Bid and Option scope package broken out by occupied-hour, evening premium and weekend hours.
5. Please provide a total breakout cost for full project Asbestos Containing Material (ACM) abatement scope as requested in the RFP. These costs must be tracked as a separate line item per OFCO L-12-2.
6. Please provide a total breakout cost for full project Lead Based Paint (LBP) abatement scope as requested in the RFP. These costs must be tracked as a separate line item per OFCO L-12-2.
7. Please confirm your 18% mark-up.
8. For Base Bid Item # 4 - Does your bid include Lead Containing Paint containment and disposal procedures as indicated per the CDs?
9. For Option Item #1 - What vapor barrier product and method are you proposing?
10. For Base Bid Item #6 - Were you aware the existing window film is not water based but adhesive based and will require considerable effort to remove and clean for preparation of new window film?

11. For Base Bid Item #6 - What window film product are you proposing?
12. For your general conditions, are you including a tower crane or are you assuming that all materials can be delivered to the roof via the Service Elevator? The service elevator has a weight limitation that may not accommodate the movement of heavier steel and bulk material movement.
13. Please provide unit costs for items included in Div. 1, Spec. 12700.
14. Another bidder had questions about where the new CCTV cameras mounted on the awning, shown on sheet A 4 09, on the north side of the building terminate. The new cameras will have their cable routed to FPS Monitor Room shown on 1st floor sheet A101 near Grids C to D/6.7 to 7.7. (A revised sheet E1.01 has been prepared by WSP, showing the requested information and will be issued in an Addendum #5 NLT 7/12/2016.)
15. Did you include costs for the deferred structural design requirements for the OA intakes.
16. Another bidder made the A/E team aware additional ACM in the Elevator Machine Room behind the Penthouse north wall between Grids B.7 /11 to 13. The A/E validates the contractor's report as was confirmed by Julius DeLeon (Service Center Building Manager). The is field testing that fireproofing on 7/7/2016 and will issue an Addendum #5 to include the additional abatement scope to address this missed scope NLT 7/12/2016.
17. Please refer to the provided, "GSA Fire Watch Requirements" document to confirm your bid includes those requirements.

Guidelines for Fire Watches During Sprinkler or Fire Alarm System Impairment in Federal Buildings

I. Applicability

In the event that a required fire alarm or sprinkler system is determined to be out of service, the *International Fire Code* (IFC), which is applicable in federal facilities, requires that the building be evacuated, or an approved fire watch be established. In addition, property protection and continuity of operations are important in federal facilities, and a fire watch serves as a means of minimizing the risk when fire protection systems are impaired. Whenever a fire protection system is impaired for any reason, the local fire department shall be notified immediately. When a fire protection system, or portion of a system, must be shut down for scheduled repairs or alterations the contractor is typically required to provide a fire watch at all times. For such impairments, the fire watch shall be in accordance with applicable contract documents. Where the impairment is unscheduled – generally resulting from failure of system components – the GSA regional fire protection engineer shall be notified of the system, or portion thereof that is impaired, the reason for the impairment and a point of contact at the facility. An approved fire watch shall be established for all areas left unprotected by the shutdown. For scheduled or unscheduled outages, a fire watch shall be established when a fire alarm or sprinkler system is out of service for more than 4 hours in a 24-hour period.

II. Roles and Responsibilities

Building/Property Management

Building/property management shall immediately notify the GSA regional fire protection engineer, local fire department, and tenant agencies that the fire alarm or sprinkler system is not operational. Where the fire alarm system is monitored by an alarm-receiving facility (e.g., central station and/or GSA Regional Emergency Management & Communication Center), the facility(s) that monitors the fire alarm shall also be notified. The notification shall include the purpose of the shutdown, the extent of the impairment (system or component involved), and estimated time of shutdown.

Building/property management shall assign an impairment coordinator to comply with these guidelines. Building management shall oversee all repairs or modification to the fire protection system, and shall be responsible for making all notifications.

Building/property management shall establish a temporary fire watch by responsible individuals who are dedicated solely to fire watch duty and provide fire watch personnel with a means of identifying themselves as authorized representatives of the facility.

Building/property management shall designate the route to be covered by fire watch personnel. The route shall be explicitly defined to ensure that the fire watch personnel patrols the correct area(s).

The impairment coordinator shall provide fire watch personnel assigned to each route with instructions, all details regarding the route, and the functions to be carried out in covering the route.

Building/property management shall establish procedures for orderly conduct of the operations at the property, including procedures for fire loss prevention both by employees and by outside contractors, and the prompt reporting of any fires discovered by notifying the local fire department. In addition to notifying the local fire department, the predefined emergency building notification and evacuation procedures shall be initiated.

Building/property management shall prepare a guide for fire watch personnel to ensure they are familiar with the property being protected, and procedures, including:

- Occupancies and hazards.
- Fire suppression systems.
- Manual and automatic detection and alarm systems.
- Portable fire extinguishers.
- The building occupant emergency plans (e.g., evacuation or relocation of building occupants) for dealing with fires and other emergencies.
- Hazards to look for including, poor housekeeping, improper use or storage of hazardous materials, electrical hazards, etc.

The impairment coordinator shall ensure that fire watch personnel are familiar with the procedures to follow in the recognition and reporting of an emergency, including:

- When and how to use the telephone, or radio equipment to summon aid.
- How to notify the local fire department, and the Federal Protective Service
- GSA personnel to be contacted.
- Procedures to notify building occupants that there is a fire and that evacuation, or relocation to a lower floor, is necessary.

The impairment coordinator shall provide fire watch personnel with a means for continuous communication (i.e., two-way radio, walkie-talkies, bull-horns, etc.) with a constantly attended location such as a guard station.

The impairment coordinator shall ensure that:

- Time record charts of fire watch personnel are promptly reviewed.
- Files are maintained for review.
- All irregularities are investigated, recorded, and corrective action is taken.

Building/property management shall maintain a continuously updated directory of names, telephone numbers, and other information to assist in making emergency calls. This directory shall include the telephone numbers of key facility personnel to be notified in an emergency, local fire department, and the Federal Protective Service.

The impairment coordinator shall ensure that proper procedures are implemented when impaired equipment is restored to normal working order.

GSA Regional Fire Protection Engineer

The regional fire protection engineer shall determine the extent and duration of the fire watch

The regional fire protection engineer shall provide the impairment coordinator with guidance on the system components that must be marked with tag(s) based in information provided by building/property management.

The regional fire protection engineer shall provide consultation and technical advice to building/property management as necessary.

Fire Watch Personnel

Fire watch personnel shall make rounds at one (1) hour intervals.

Fire watch personnel shall sign a log sheet that is maintained in the building/property management office.

Fire watch personnel shall use the telephone, or radio equipment to summon aid in the event of an emergency

Fire watch personnel shall notify the local fire department, the Federal Protective Service and GSA personnel in the event of an emergency

Fire watch personnel shall notify building occupants that there is a fire and that evacuation, or relocation to a lower floor, is necessary

III. Procedures

The GSA regional fire protection engineer and the local fire department shall be notified that the fire protection system or portion thereof, is out of service. The affected tenant agencies shall also be notified that the system is out of service and that a fire watch is being established.

A red tag shall be used to indicate that a sprinkler or fire alarm system, or portion thereof, has been removed from service. The tag shall be posted at each fire department connection, system control valve, fire alarm control unit, fire alarm annunciator and command center, indicating which system or part thereof, has been removed from service. The impairment coordinator shall ensure that the appropriate system components are marked with tags.

The tags, titled “Fire Alarm Out of Service Tag,” and “Suppression System Closed Valve Tag,” is located under the PBS InSite / Office of Applied Science / Research and Expert Services Division / Fire Protection and Life Safety / Fire Watch Information website: http://pbsportal.pbs.gsa.gov:7777/portal/page?_pageid=82,333039&_dad=portal&_schema=PORTAL.

Fire watch rounds shall be conducted at one (1) hour intervals. A fire watch log stating the begin time and end time of each individual round shall be maintained in the building/property management office. The exact scope and duration of fire watches shall be based on contract specifications for scheduled impairments.

For unscheduled impairments, the scope and duration of the fire watch shall be determined by building/property management in consultation with the regional fire protection engineer.

Impairment of a sprinkler system limited to a single floor or group of floors in an occupied building: The rounds shall include inspection of all unprotected spaces on the floor(s) including exit stairs.

Impairment of entire building sprinkler system: The rounds shall include all spaces throughout all levels including exit stairs. In addition, the rounds shall include inspections of basements, concealed spaces, attics, etc.

Scheduled impairment of sprinkler system on a floor or section of a floor due to construction operations: The rounds may be limited to the construction area if the system impairment is limited to this area. If the system impairment includes adjacent occupied areas or an entire floor, the fire watch shall be expanded to cover these areas also. A fire watch may not be required in an area under construction when only the fire alarm notification appliances are not operational and the area is protected with sprinklers.

Scheduled impairment of a fire alarm system on a floor or section of a floor due to construction operations: The rounds may be limited to the construction area if the system impairment is limited to this area. If the system impairment includes adjacent occupied areas or an entire floor, the fire watch shall be expanded to cover these areas also. A fire watch may not be required in an area under construction when only the fire alarm notification appliances are not operational and the area is not occupied.

Restoring system to service: When impaired equipment is restored to normal working order, the following procedures shall be followed:

- Necessary inspections and tests shall be conducted to verify that affected systems are operational. This typically includes operational testing of fire alarm initiating devices, notification appliances, main drain test for sprinkler system, etc.
- Building personnel and tenant agencies shall be advised that protection is restored
- The local fire department shall be advised that the protection is restored.
- The GSA regional fire protection engineer, and where applicable, the alarm-receiving facility(s) (e.g., central station and/or GSA Regional Emergency Management & Communication Center), and the Federal Protective Service shall be advised that protection has been restored.
- The impairment tag(s) shall be removed.

